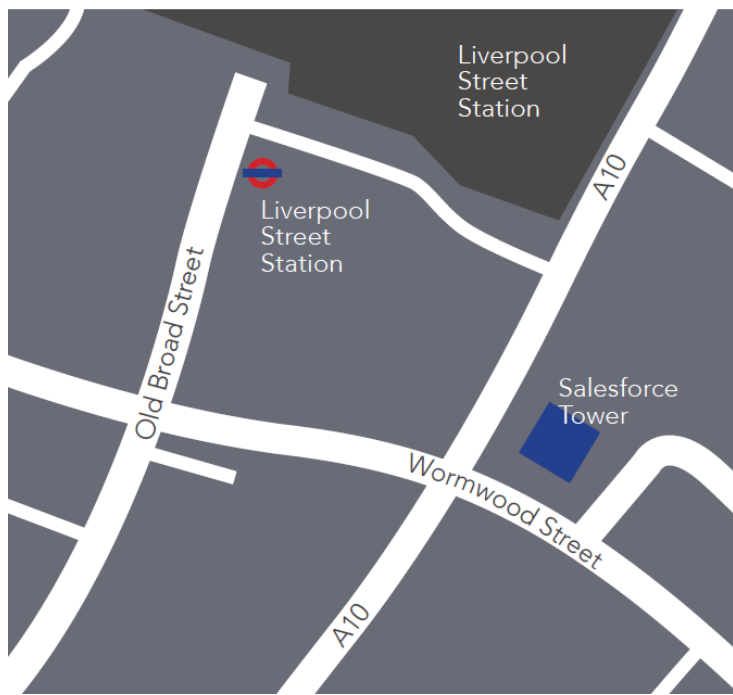


*“Amazing views,
Amazing specification,
Amazing value”*

Offices to Let 5,726 Sq ft

Part 34th Floor, Salesforce Tower, 110 Bishopsgate, London, EC2



Description

110 Bishopsgate was the first “6 star office building” to be developed in the City of London designed by Kohn Pederson Fox.

110 Bishopsgate provides a Best In Class base building specification and the Part 34th floor is one of the most stunning office floors on the market.

In addition this floor has been substantially augmented by a top quality Category B fit out.

Virtual Tours Available on Request

FLOOR	SQ FT	STATUS
Part 34th Floor	5,726	Available
Total	5,726	

Location

Situated in one of the best connected locations in the UK, the building diagonally opposite Liverpool Street station (National Rail, Elizabeth Line (Crossrail) and Central/District/Circle/Metropolitan/Hammersmith & City lines)

200 yards to the right of the building are all the bars and restaurants of Shoreditch and to the left is all the bars and restaurants of the City. Sushi Samba/Duck & Waffle are at the top of the building. The new Pan Pacific Hotel will be next door at Heron Plaza.



Contact us BBG Real Estate Advisers



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Amenities

Category A base build:

- Exceptional 360 Degree Panoramic Views
- Stunning Triple Height Reception Area
- Raised Floors
- Air-conditioning
- BREEAM excceller+
- Back Up Generator
- Bike, shower and changing facilities
- 24 hour security

Category B fitout:

- Reception
- Boardroom and two meeting rooms
- 3 private offices
- 34 desk with flex to increase to 50
- Fully Fitted Gym within The Office
- Fully Fitted Kitchen & Breakout Area
- The office is served by a state of the art coms room
 - Dual 100mb fibre expandable to 1GB (BT and Optimity)
 - 4 mag locked racks
 - Gas suppression system
 - UPS to the comms room and all desks
 - Dual a/c units
 - Extractor fan which kicks in if A/C fails
 - 50 pair copper wire
 - Voice and AV equipment in all meeting rooms

Terms

TERMS: A new sublease to expire Aug 2023 outside the Landlord & Tenant Act 1954, Part 2.

RENT: **£69.50 psf pax plus 6 months rent free until August 2023.**

This equates to a Net Effective Rent of £52.50 psf for one of the best units in the City

Alternatively an assignment of a lease for a term to expire 2028, subject to a rent review and tenant only break option in August 2023, with a benefit of 10 months' rent free if the break is not exercised. The lease is excluded from the Landlord & Tenant Act 1954. NB the passing rent is £84.50 per sq ft.

RATES: £29.69 per sq ft p.a (est 20/21)

S/CHARGE: £19.52 per sq ft p.a. (est.)

VAT: The property is elected for VAT purposes.

EPC: Full EPC available on request.

Virtual Tours Available on Request







Virtual Tours Available on Request

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Misrepresentation Act: These particulars are intended to give a fair description of the property and any intending lessees/purchasers must satisfy themselves as to their accuracy. They do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

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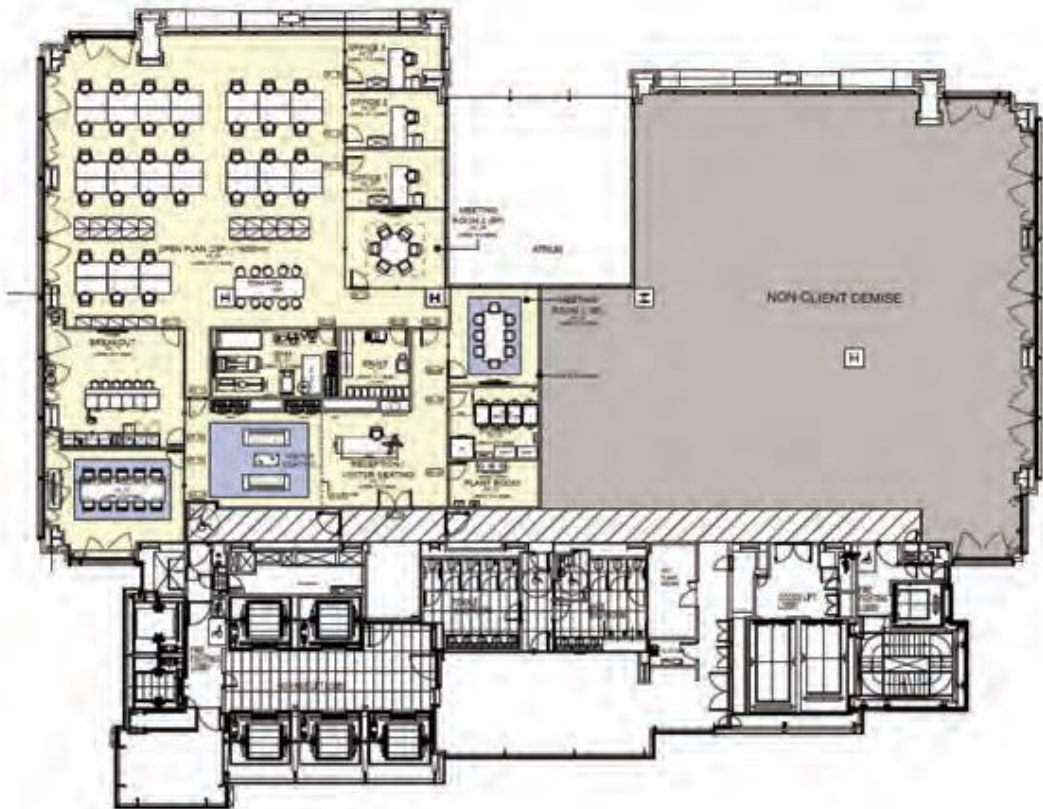


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Floor Plans



PROPOSED 34TH FLOOR LAYOUT
SCALE - 1:100@A1